



PLANNING & ZONING REPORT
Liquor and Tobacco Advisory Board Meeting of October 20, 2020
Laid over from September

File # 020-LTAB-084

APPLICANT: Jamal Abedrabbo / 815 Hookah City Corporation d/b/a 815 Hookah Lounge

LOCATION: 4846 East State Street

REQUESTED ACTION: The sale of tobacco products in conjunction with a hookah lounge in a C-3, General Commercial Zoning District.

EXISTING USE: Vacant

PROPOSED USE: Hookah Lounge

DIMENSIONS: See attached Exhibit D.

ADJACENT ZONING AND LAND USES:

NORTH:	R-4, C-3;	Multi-family, Parking lot
EAST:	C-3;	Travel Inn, Offices
SOUTH:	C-2;	Manhattan Plaza Office
WEST:	C-3;	Forest City Motors, Retail

YEAR 2020 PLAN: C Commercial Retail

HISTORY: **File #016-LTAB-019:** The sale of liquor by the drink in conjunction with a restaurant and an outdoor seating area/beer garden in a C-3, General Commercial Zoning District was approved on June 21, 2017 for the subject property. This use was never established.

REVIEW COMMENTS: The Applicant is requesting the sale of tobacco products in conjunction with a hookah lounge in a C-3, General Commercial Zoning District. The subject property is located on the north side of East State Street and the parking lot is east of Flintridge.

The subject property is the former Fatty McGee's and Stash O'Neil's. The building has been vacant for the last few years. After the liquor license was approved in 2017, some improvements were made to the building but were not completed. Subsequently, the liquor license holder passed away and the use was never established. The Applicant is requesting a tobacco license in conjunction with a hookah lounge. The Applicant will be leasing the building starting September 1, 2020 until August 31, 2030. For that reason, the Applicant would need to have the tobacco license reviewed by the Board.

As part of the review, it is required by the Applicant to submit a completed tobacco license application, security plan, if applicable, and a business plan. Additional items are presented for the use approval regarding the site and intended business.

No site plan was submitted with this application. Exhibit C is the layout of the existing site with the building and parking lot to the west and northwest of the building. Staff is not sure of the number of existing parking spaces or the size of the building.

Exhibit D is the interior floor plan. The floor plan is from 2007. The business plan states, "the interior, as depicted in the drawing represents the final concept that will be incorporated into this new venue. However, extensive upgrades to existing structure will need to be made in order to bring it to the standards needed for a successful operation." The submitted floor area shows two separate rooms with a bar, seating area and dance floor with a DJ booth. There is an office on the north side and a kitchen on east side of the building with the main entrance off of the west end of the building. Staff is unsure if this is the most current layout or how extensive the renovations and upgrades will be to the subject property. Staff may have additional comments based on the final layout.

Exhibit E is the building elevation. The plans are dated from 2007. These improvements were completed. The building façade is EIFS, culture stone and roof metal panels.

Exhibit F is the business plan. The business plan further explains the business operations. The business will provide clients with share shisha, which is flavored tobacco. The hookah lounge will incorporate Middle Eastern décor and music. The hours of operation would be 7 days a week from 5:00 p.m. to 12:00 a.m. The building would receive renovations and upgrades costing in excess of \$200,000. Tobacco products will be sold from the bar area. The proposed use is more common in the City of Chicago. Currently, that is the closest place to experience the flavored tobacco. The lounge area will have a communal hookah for rent. There will be an age restriction of 21 years or older to enter the facility. Only water will be sold and no other beverage or food products will be available for purchase. Customers will be able to bring their own food and drinks. A filtration system will be installed throughout the building.

Exhibit G is the service calls for the last two years September 3, 2018 to September 3, 2020. There are a total of 19 service calls. The reported offense range from Building check to 911 Information.

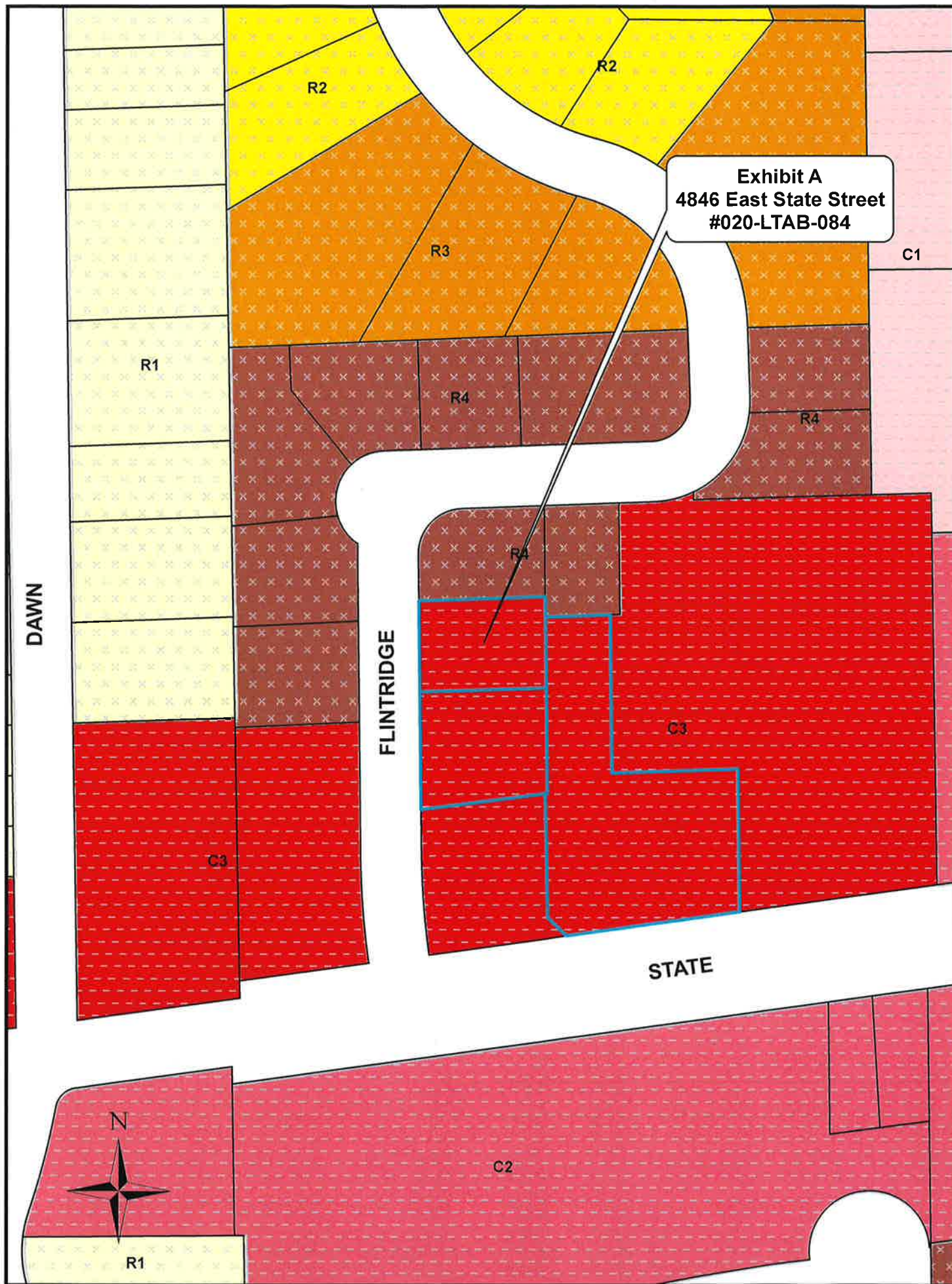
The tobacco license application indicates that the proposal for this property is a restaurant. The business plan did not indicate percentages on tobacco sales versus other products. The business plan also indicates that the lounge will not provide food or beverages besides water, which would be inconsistent with a restaurant use. Additionally, it says that customers will be able to bring their own food and beverages, if they wish. It is not clear whether the Applicants means alcoholic beverages or non-alcoholic beverages. An application for a City liquor license was not submitted and customers may not bring their own liquor. Under section 3-2 of the City's Liquor Code, "no person or entity shall sell, offer to sell or permit to be consumed any alcoholic liquor upon their premises without a valid liquor license." Further, any food or beverages on the premises may have to be regulated by the Winnebago County Health Department. There are repairs

and renovations that the building would need to be completed that are not shown in the plans submitted and dated from 2007. The parking lot is in disrepair. Upon inspection of the property, the adjacent auto dealership to the west is utilizing the parking lot as an expansion of the dealership. There is also a boat, snowplow, dead landscaping and broken TVs within the parking lot. The Applicant did not provide improvements to this site or a site plan for staff's review. For these reasons, Staff does not support this request.

RECOMMENDATION: Staff recommends **DENIAL** of the sale of tobacco products in conjunction with a hookah lounge in a C-3, General Commercial Zoning District.

SC/BM

09/09/2020



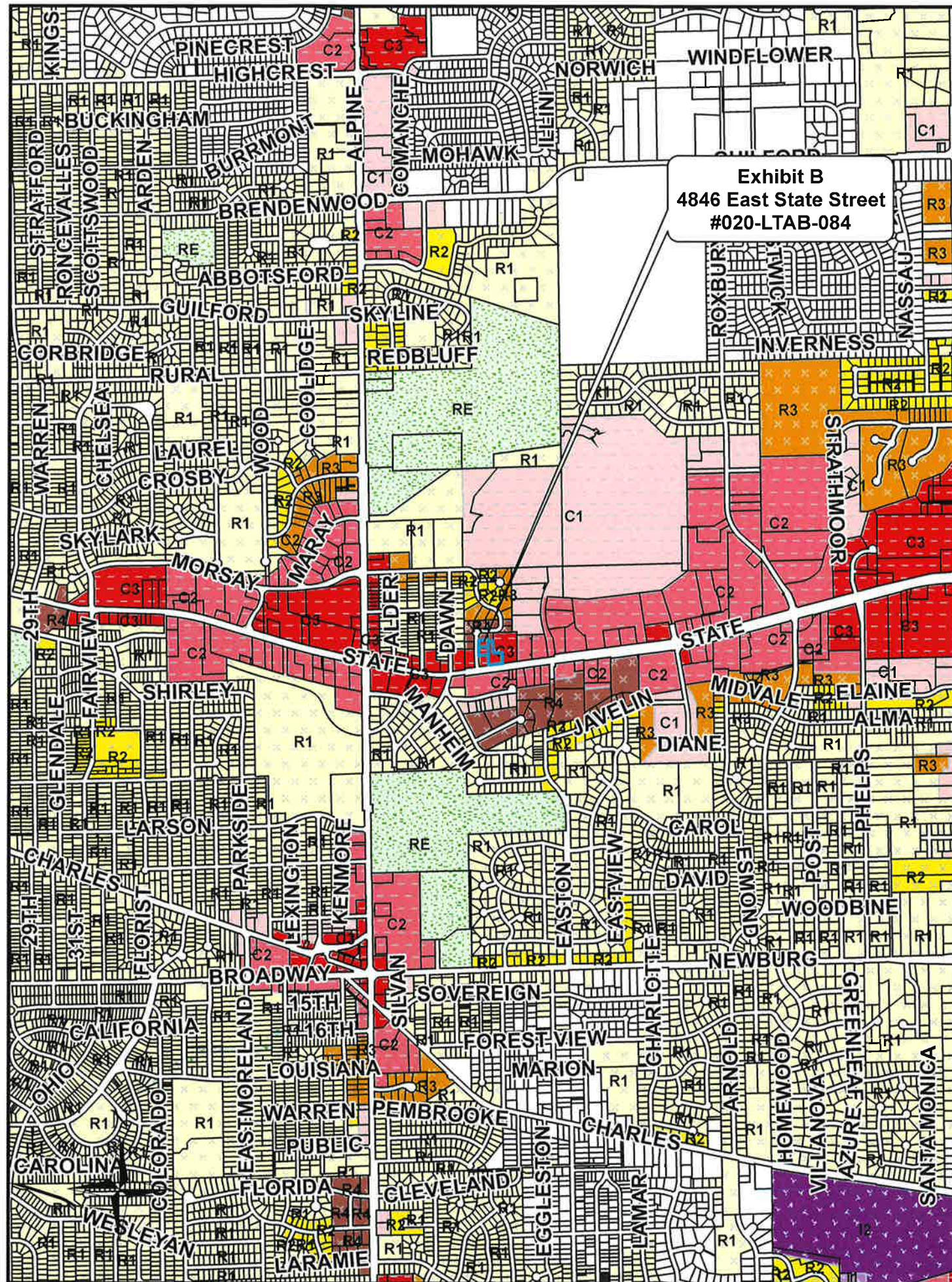
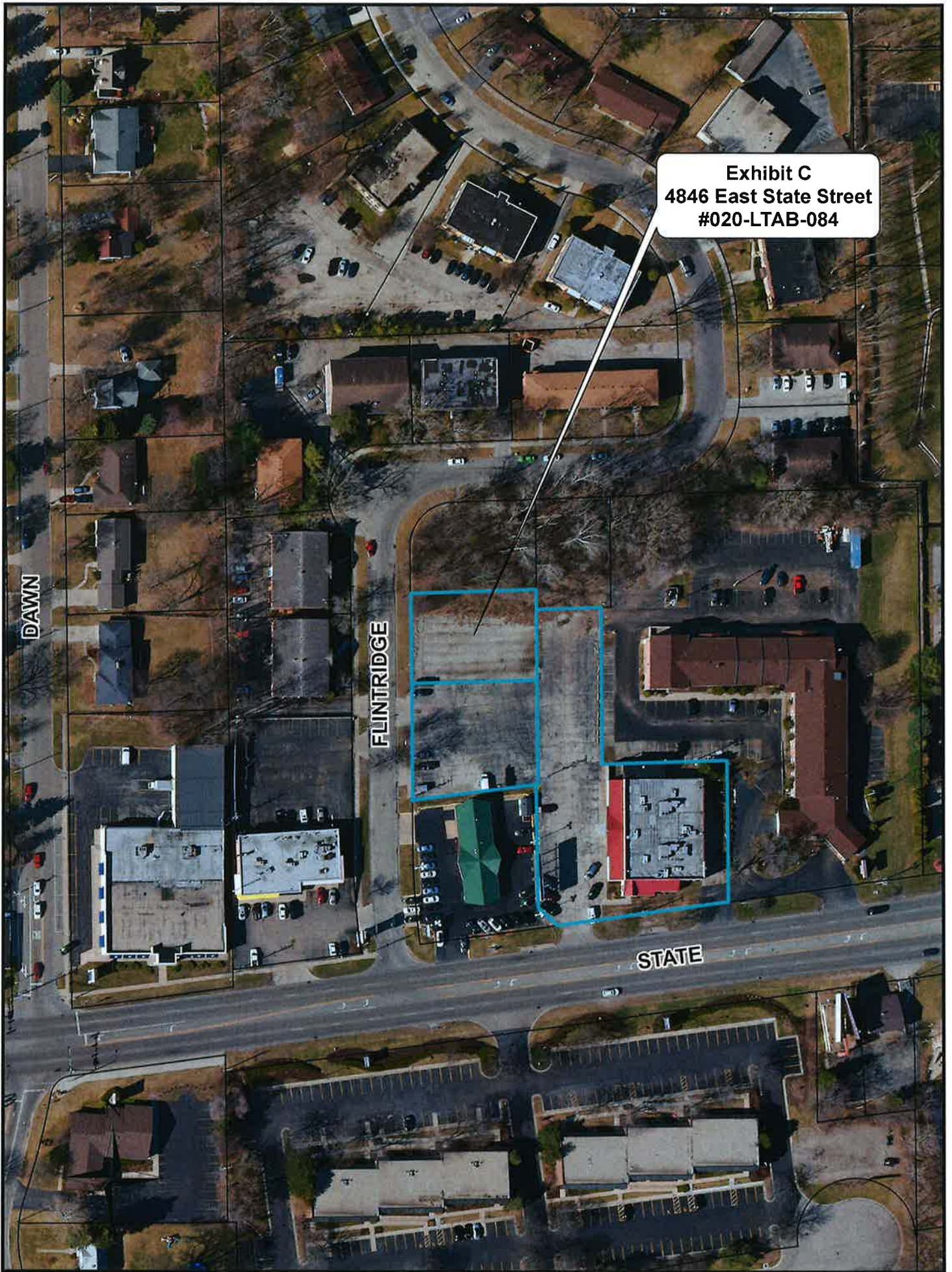


Exhibit B
4846 East State Street
#020-LTAB-084



	Q02	Q03	Q04	Q05	Q06	Q07	Q08	Q09	Q10	Q11	Q12	Q13	Q14	Q15	Q16	Q17	Q18	Q19	Q20	Q21	Q22	Q23	Q24	Q25	Q26	Q27	Q28	Q29	Q30	Q31	Q32	Q33	Q34	Q35	Q36	Q37	Q38	Q39	Q40	Q41	Q42	Q43	Q44	Q45	Q46	Q47	Q48	Q49	Q50	Q51	Q52	Q53	Q54	Q55	Q56	Q57	Q58	Q59	Q60	Q61	Q62	Q63	Q64	Q65	Q66	Q67	Q68	Q69	Q70	Q71	Q72	Q73	Q74	Q75	Q76	Q77	Q78	Q79	Q80	Q81	Q82	Q83	Q84	Q85	Q86	Q87	Q88	Q89	Q90	Q91	Q92	Q93	Q94	Q95	Q96	Q97	Q98	Q99	Q100	Q101	Q102	Q103	Q104	Q105	Q106	Q107	Q108	Q109	Q110	Q111	Q112	Q113	Q114	Q115	Q116	Q117	Q118	Q119	Q120	Q121	Q122	Q123	Q124	Q125	Q126	Q127	Q128	Q129	Q130	Q131	Q132	Q133	Q134	Q135	Q136	Q137	Q138	Q139	Q140	Q141	Q142	Q143	Q144	Q145	Q146	Q147	Q148	Q149	Q150	Q151	Q152	Q153	Q154	Q155	Q156	Q157	Q158	Q159	Q160	Q161	Q162	Q163	Q164	Q165	Q166	Q167	Q168	Q169	Q170	Q171	Q172	Q173	Q174	Q175	Q176	Q177	Q178	Q179	Q180	Q181	Q182	Q183	Q184	Q185	Q186	Q187	Q188	Q189	Q190	Q191	Q192	Q193	Q194	Q195	Q196	Q197	Q198	Q199	Q200	Q201	Q202	Q203	Q204	Q205	Q206	Q207	Q208	Q209	Q210	Q211	Q212	Q213	Q214	Q215	Q216	Q217	Q218	Q219	Q220	Q221	Q222	Q223	Q224	Q225	Q226	Q227	Q228	Q229	Q230	Q231	Q232	Q233	Q234	Q235	Q236	Q237	Q238	Q239	Q240	Q241	Q242	Q243	Q244	Q245	Q246	Q247	Q248	Q249	Q250	Q251	Q252	Q253	Q254	Q255	Q256	Q257	Q258	Q259	Q260	Q261	Q262	Q263	Q264	Q265	Q266	Q267	Q268	Q269	Q270	Q271	Q272	Q273	Q274	Q275	Q276	Q277	Q278	Q279	Q280	Q281	Q282	Q283	Q284	Q285	Q286	Q287	Q288	Q289	Q290	Q291	Q292	Q293	Q294	Q295	Q296	Q297	Q298	Q299	Q300	Q301	Q302	Q303	Q304	Q305	Q306	Q307	Q308	Q309	Q310	Q311	Q312	Q313	Q314	Q315	Q316	Q317	Q318	Q319	Q320	Q321	Q322	Q323	Q324	Q325	Q326	Q327	Q328	Q329	Q330	Q331	Q332	Q333	Q334	Q335	Q336	Q337	Q338	Q339	Q340	Q341	Q342	Q343	Q344	Q345	Q346	Q347	Q348	Q349	Q350	Q351	Q352	Q353	Q354	Q355	Q356	Q357	Q358	Q359	Q360	Q361	Q362	Q363	Q364	Q365	Q366	Q367	Q368	Q369	Q370	Q371	Q372	Q373	Q374	Q375	Q376	Q377	Q378	Q379	Q380	Q381	Q382	Q383	Q384	Q385	Q386	Q387	Q388	Q389	Q390	Q391	Q392	Q393	Q394	Q395	Q396	Q397	Q398	Q399	Q400	Q401	Q402	Q403	Q404	Q405	Q406	Q407	Q408	Q409	Q410	Q411	Q412	Q413	Q414	Q415	Q416	Q417	Q418	Q419	Q420	Q421	Q422	Q423	Q424	Q425	Q426	Q427	Q428	Q429	Q430	Q431	Q432	Q433	Q434	Q435	Q436	Q437	Q438	Q439	Q440	Q441	Q442	Q443	Q444	Q445	Q446	Q447	Q448	Q449	Q450	Q451	Q452	Q453	Q454	Q455	Q456	Q457	Q458	Q459	Q460	Q461	Q462	Q463	Q464	Q465	Q466	Q467	Q468	Q469	Q470	Q471	Q472	Q473	Q474	Q475	Q476	Q477	Q478	Q479	Q480	Q481	Q482	Q483	Q484	Q485	Q486	Q487	Q488	Q489	Q490	Q491	Q492	Q493	Q494	Q495	Q496	Q497	Q498	Q499	Q500	Q501	Q502	Q503	Q504	Q505	Q506	Q507	Q508	Q509	Q510	Q511	Q512	Q513	Q514	Q515	Q516	Q517	Q518	Q519	Q520	Q521	Q522	Q523	Q524	Q525	Q526	Q527	Q528	Q529	Q530	Q531	Q532	Q533	Q534	Q535	Q536	Q537	Q538	Q539	Q540	Q541	Q542	Q543	Q544	Q545	Q546	Q547	Q548	Q549	Q550	Q551	Q552	Q553	Q554	Q555	Q556	Q557	Q558	Q559	Q560	Q561	Q562	Q563	Q564	Q565	Q566	Q567	Q568	Q569	Q570	Q571	Q572	Q573	Q574	Q575	Q576	Q577	Q578	Q579	Q580	Q581	Q582	Q583	Q584	Q585	Q586	Q587	Q588	Q589	Q590	Q591	Q592	Q593	Q594	Q595	Q596	Q597	Q598	Q599	Q600	Q601	Q602	Q603	Q604	Q605	Q606	Q607	Q608	Q609	Q610	Q611	Q612	Q613	Q614	Q615	Q616	Q617	Q618	Q619	Q620	Q621	Q622	Q623	Q624	Q625	Q626	Q627	Q628	Q629	Q630	Q631	Q632	Q633	Q634	Q635	Q636	Q637	Q638	Q639	Q640	Q641	Q642	Q643	Q644	Q645	Q646	Q647	Q648	Q649	Q650	Q651	Q652	Q653	Q654	Q655	Q656	Q657	Q658	Q659	Q660	Q661	Q662	Q663	Q664	Q665	Q666	Q667	Q668	Q669	Q670	Q671	Q672	Q673	Q674	Q675	Q676	Q677	Q678	Q679	Q680	Q681	Q682	Q683	Q684	Q685	Q686	Q687	Q688	Q689	Q690	Q691	Q692	Q693	Q694	Q695	Q696	Q697	Q698	Q699	Q700	Q701	Q702	Q703	Q704	Q705	Q706	Q707	Q708	Q709	Q710	Q711	Q712	Q713	Q714	Q715	Q716	Q717	Q718	Q719	Q720	Q721	Q722	Q723	Q724	Q725	Q726	Q727	Q728	Q729	Q730	Q731	Q732	Q733	Q734	Q735	Q736	Q737	Q738	Q739	Q740	Q741	Q742	Q743	Q744	Q745	Q746	Q747	Q748	Q749	Q750	Q751	Q752	Q753	Q754	Q755	Q756	Q757	Q758	Q759	Q760	Q761	Q762	Q763	Q764	Q765	Q766	Q767	Q768	Q769	Q770	Q771	Q772	Q773	Q774	Q775	Q776	Q777	Q778	Q779	Q780	Q781	Q782	Q783	Q784	Q785	Q786	Q787	Q788	Q789	Q790	Q791	Q792	Q793	Q794	Q795	Q796	Q797	Q798	Q799	Q800	Q801	Q802	Q803	Q804	Q805	Q806	Q807	Q808	Q809	Q810	Q811	Q812	Q813	Q814	Q815	Q816	Q817	Q818	Q819	Q820	Q821	Q822	Q823	Q824	Q825	Q826	Q827	Q828	Q829	Q830	Q831	Q832	Q833	Q834	Q835	Q836	Q837	Q838	Q839	Q840	Q841	Q842	Q843	Q844	Q845	Q846	Q847	Q848	Q849	Q850	Q851	Q852	Q853	Q854	Q855	Q856	Q857	Q858	Q859	Q860	Q861	Q862	Q863	Q864	Q865	Q866	Q867	Q868	Q869	Q870	Q871	Q872	Q873	Q874	Q875	Q876	Q877	Q878	Q879	Q880	Q881	Q882	Q883	Q884	Q885	Q886	Q887	Q888	Q889	Q890	Q891	Q892	Q893	Q894	Q895	Q896	Q897	Q898	Q899	Q900	Q901	Q902	Q903	Q904	Q905	Q906	Q907	Q908	Q909	Q910	Q911	Q912	Q913	Q914	Q915	Q916	Q917	Q918	Q919	Q920	Q921	Q922	Q923	Q924	Q925	Q926	Q927	Q928	Q929	Q930	Q931	Q932	Q933	Q934	Q935	Q936	Q937	Q938	Q939	Q940	Q941	Q942	Q943	Q944	Q945	Q946	Q947	Q948	Q949	Q950	Q951	Q952	Q953	Q954	Q955	Q956	Q957	Q958	Q959	Q960	Q961	Q962	Q963	Q964	Q965	Q966	Q967	Q968	Q969	Q970	Q971	Q972	Q973	Q974	Q975	Q976	Q977	Q978	Q979	Q980	Q981	Q982	Q983	Q984	Q985	Q986	Q987	Q988	Q989	Q990	Q991	Q992	Q993	Q994	Q995	Q996	Q997	Q998	Q999	Q1000
	Q02	3-Q02 x T-Q02 x 1.344"	Q03	3-Q03 x T-Q03 x 1.344"	Q04	3-Q04 x T-Q04 x 1.344"	Q05	3-Q05 x T-Q05 x 1.344"	Q06	3-Q06 x T-Q06 x 1.344"	Q07	3-Q07 x T-Q07 x 1.344"	Q08	3-Q08 x T-Q08 x 1.344"	Q09	3-Q09 x T-Q09 x 1.344"	Q10	3-Q10 x T-Q10 x 1.344"	Q11	3-Q11 x T-Q11 x 1.344"	Q12	3-Q12 x T-Q12 x 1.344"	Q13	3-Q13 x T-Q13 x 1.344"	Q14	3-Q14 x T-Q14 x 1.344"	Q15	3-Q15 x T-Q15 x 1.344"	Q16	3-Q16 x T-Q16 x 1.344"	Q17	3-Q17 x T-Q17 x 1.344"	Q18	3-Q18 x T-Q18 x 1.344"	Q19	3-Q19 x T-Q19 x 1.344"	Q20	3-Q20 x T-Q20 x 1.344"	Q21	3-Q21 x T-Q21 x 1.344"	Q22	3-Q22 x T-Q22 x 1.344"	Q23	3-Q23 x T-Q23 x 1.344"	Q24	3-Q24 x T-Q24 x 1.344"	Q25	3-Q25 x T-Q25 x 1.344"	Q26	3-Q26 x T-Q26 x 1.344"	Q27	3-Q27 x T-Q27 x 1.344"	Q28	3-Q28 x T-Q28 x 1.344"	Q29	3-Q29 x T-Q29 x 1.344"	Q30	3-Q30 x T-Q30 x 1.344"	Q31	3-Q31 x T-Q31 x 1.344"	Q32	3-Q32 x T-Q32 x 1.344"	Q33	3-Q33 x T-Q33 x 1.344"	Q34	3-Q34 x T-Q34 x 1.344"	Q35	3-Q35 x T-Q35 x 1.344"	Q36	3-Q36 x T-Q36 x 1.344"	Q37	3-Q37 x T-Q37 x 1.344"	Q38	3-Q38 x T-Q38 x 1.344"	Q39	3-Q39 x T-Q39 x 1.344"	Q40	3-Q40 x T-Q40 x 1.344"	Q41	3-Q41 x T-Q41 x 1.344"	Q42	3-Q42 x T-Q42 x 1.344"	Q43	3-Q43 x T-Q43 x 1.344"	Q44	3-Q44 x T-Q44 x 1.344"	Q45	3-Q45 x T-Q45 x 1.344"	Q46	3-Q46 x T-Q46 x 1.344"	Q47	3-Q47 x T-Q47 x 1.344"	Q48	3-Q48 x T-Q48 x 1.344"	Q49	3-Q49 x T-Q49 x 1.344"	Q50	3-Q50 x T-Q50 x 1.344"	Q51	3-Q51 x T-Q51 x 1.344"	Q52	3-Q52 x T-Q52 x 1.344"	Q53	3-Q53 x T-Q53 x 1.344"	Q54	3-Q54 x T-Q54 x 1.344"	Q55	3-Q55 x T-Q55 x 1.344"	Q56	3-Q56 x T-Q56 x 1.344"	Q57	3-Q57 x T-Q57 x 1.344"	Q58	3-Q58 x T-Q58 x 1.344"	Q59	3-Q59 x T-Q59 x 1.344"	Q60	3-Q60 x T-Q60 x 1.344"	Q61	3-Q61 x T-Q61 x 1.344"	Q62	3-Q62 x T-Q62 x 1.344"	Q63	3-Q63 x T-Q63 x 1.344"	Q64	3-Q64 x T-Q64 x 1.344"	Q65	3-Q65 x T-Q65 x 1.344"	Q66	3-Q66 x T-Q66 x 1.344"	Q67	3-Q67 x T-Q67 x 1.344"	Q68	3-Q68 x T-Q68 x 1.344"	Q69	3-Q69 x T-Q69 x 1.344"	Q70	3-Q70 x T-Q70 x 1.344"	Q71	3-Q71 x T-Q71 x 1.344"	Q72	3-Q72 x T-Q72 x 1.344"	Q73	3-Q73 x T-Q73 x 1.344"	Q74	3-Q74 x T-Q74 x 1.344"	Q75	3-Q75 x T-Q75 x 1.344"	Q76	3-Q76 x T-Q76 x 1.344"	Q77	3-Q77 x T-Q77 x 1.344"	Q78	3-Q78 x T-Q78 x 1.344"	Q79	3-Q79 x T-Q79 x 1.344"	Q80	3-Q80 x T-Q80 x 1.344"	Q81	3-Q81 x T-Q81 x 1.344"	Q82	3-Q82 x T-Q82 x 1.344"	Q83	3-Q83 x T-Q83 x 1.344"	Q84	3-Q84 x T-Q84 x 1.344"	Q85	3-Q85 x T-Q85 x 1.344"	Q86	3-Q86 x T-Q86 x 1.344"	Q87	3-Q87 x T-Q87 x 1.344"	Q88	3-Q88 x T-Q88 x 1.344"	Q89	3-Q89 x T-Q89 x 1.344"	Q90	3-Q90 x T-Q90 x 1.344"	Q91	3-Q91 x T-Q91 x 1.344"	Q92	3-Q92 x T-Q92 x 1.344"	Q93	3-Q93 x T-Q93 x 1.344"	Q94	3-Q94 x T-Q94 x 1.344"	Q95	3-Q95 x T-Q95 x 1.344"	Q96	3-Q96 x T-Q96 x 1.344"	Q97	3-Q97 x T-Q97 x 1.344"	Q98	3-Q98 x T-Q98 x 1.344"	Q99	3-Q99 x T-Q99 x 1.344"	Q100	3-Q100 x T-Q100 x 1.344"	Q101	3-Q101 x T-Q101 x 1.344"	Q102	3-Q102 x T-Q102 x 1.344"	Q103	3-Q103 x T-Q103 x 1.344"	Q104	3-Q104 x T-Q104 x 1.344"	Q105	3-Q105 x T-Q105 x 1.344"	Q106	3-Q106 x T-Q106 x 1.344"	Q107	3-Q107 x T-Q107 x 1.344"	Q108	3-Q108 x T-Q108 x 1.344"	Q109	3-Q109 x T-Q109 x 1.344"	Q110	3-Q110 x T-Q110 x 1.344"	Q111	3-Q111 x T-Q111 x 1.344"	Q112	3-Q112 x T-Q112 x 1.344"	Q113	3-Q113 x T-Q113 x 1.344"	Q114	3-Q114 x T-Q114 x 1.344"	Q115	3-Q115 x T-Q115 x 1.344"	Q116	3-Q116 x T-Q116 x 1.344"	Q117	3-Q117 x T-Q117 x 1.344"	Q118	3-Q118 x T-Q118 x 1.344"	Q119	3-Q119 x T-Q119 x																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

DOOR AND FRAME NOTES:

1. PROVIDE ALL H.M. DOORS & FRAMES W/ 1" COAT PRIMER 1/2" COATS PAINT
2. ALL DOORS & FRAMES TO BE REINF. 1 PREPARED FOR HARDWARE
3. ALL EXTERIOR DOORS SHALL BE PROVIDED WITH KEATHERSTRIPS
4. ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT
5. ALL DOORS SHALL MEET A 90 MIN. RATING
6. ALL H.M. DOORS SHALL BE 10 GA. MIN.
7. ALL HELD FRAMES SHALL BE 1/4" MIN.
8. ALL SINGLES TO BE MOUNTED AT ADA HEIGHT
9. PROVIDE CAILINGS AT ALL DOOR FRAMES, HINGES AND WHERE NOTED ON PLANS
10. PROVIDE LEVER TYPE HANDLES ON ALL DOORS
11. HARDWARE SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER FOR ARE REVIEW
12. ALL EXTERIOR ALUMINUM STOREFRONT GLAZING TO BE LOWE ALUMINUM COLOR TO BE DARK BROWN
13. ALL DOOR DOORS TO BE SOLID CORE PLAIN SLICED RED OAK, FINISHED-SIGHT SAMPLES PROVIDE WOOD LITE KIT & GLAZING OPENINGS SEE DOOR ELEVATIONS
14. ALL ALUMINUM DOOR HARDWARE BY ALUMINUM SUPPLIER (SEE SPECIFICATIONS) ALL HARDWARE ON NON-ALUMINUM DOORS AND FRAMES TO BE 603 SATIN BRONZE FINISH HARDWARE SUPPLIER TO BE DETERMINED BY ARCHITECTS, KEATHERSTRIPS & THRESHOLDS FOR ALUMINUM DOORS
15. VERIFY ALL HARDWARE KETCHES, FINISHES & OWNER AND ARCHITECT BEFORE ORDERING
16. H.M. DOOR & FRAME MANUFACTURERS TO BE "CURRIES", "STEEL CRAFT" OR EQUAL
17. EXTERIOR H.M. DOORS & FRAMES TO BE INSULATED
18. PROVIDE DOOR AND SLICERS TYPICAL ALL HOLLOW
19. VERIFY DOORS UNDERGO 1.5 HOURS REQUIREMENTS WITH 15 M.A.C. REQUIREMENTS BEFORE ORDERING MATERIALS

DOOR HARDWARE NOTES:

6. KICKPLATE, KEY LOCK-40202 @ HIGH + DOOR WIDTH LESS 2" STAINLESS STEEL B/E
7. DOOR SLEWERS, GLYN-JONSON #1 PER DOOR FRAME
8. PUSH PULL HANDWARE,
ROCKMOUNT H/L/H/T
TO B42 A12
PUSH/PULL TOG 458 B12
9. WEATHER STRIP, REESE 9903C 6441
10. THRESHOLD, NIP B42S ALUMINUM IT-1 OR EQUAL
11. SWEEP, REESE 944E 6441 OR EQUAL
12. EXT. DEVICE, VON DUREN OR EQUAL
EC-1 35L3POL RIM EXT DEVICE 612

NO.	ROOM NAME	FLOOR	WALL	CEILING	W.C. - REMARKS
11	OFFICE		WATERPROOF WOOD		
12	HEN		2" x 12 MORG. TILE	4" BATTEN COVER	
13	HEN		2" x 4" V.O.C.	SEALING COAT.	
14	RAISED BEATING		CARPET	INTERAZO	
15	SEATING AREA				
16	SEATING AREA				
17	CHANCE FLOOR				
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ROOM FINISHES

ACOUSTICAL CEILING TILES

2'x4' ACOUSTICAL CEILING TILES TO BE RADAR 2'x4'x5/8" (50) AND 2'x2'x5/8" (50)

CARPETING

CARPET TO BE PATCHED: SPI ASH 26 07 | OCE SEASIDE COL OF FINE ARTS

COVE BASE

4" COVE BASE TO BE ROFFED TO TOP 23 1/2" RUBBER COLOS TO BE AFFIXED BY OWNER

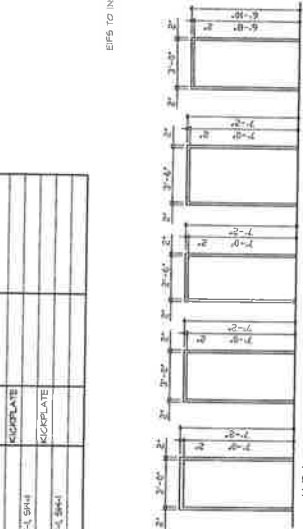
12x12 TILE

12"x12" TILE TO BE CROSSVILLE PORCELAIN STONE COLOR TO BE SELECTED BY OWNER WITH 4x8

Keywords: child sexual abuse; disclosure; social support

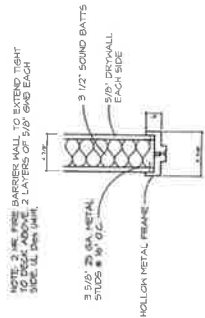
DOOR ELEVATIONS

SCALE: 1/4" = 1'-0"

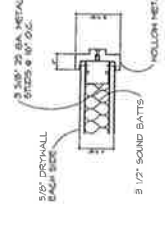


HOLLOW METAL
FRAME ELEVATIONS

SCALE: 1/4" = 1'-0"



DOOR HEAD DETAIL

$$\Delta H = \Delta H^\circ + RT \ln Q$$


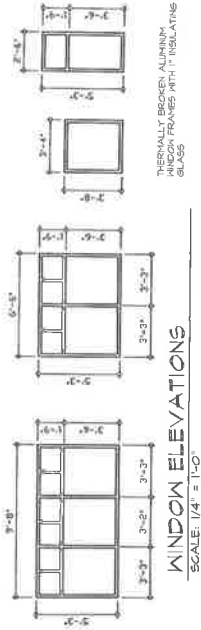
DOOR JAMB DETAIL

SCALE: 1 1/2" = 1'-0"



FLOOR PLAN

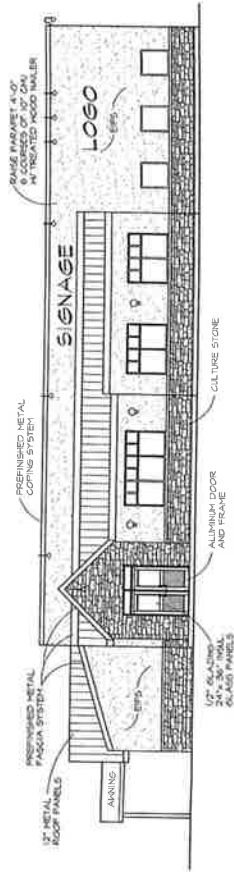
SCALE 1/8" = 1'-0"



WINDOW ELEVATIONS

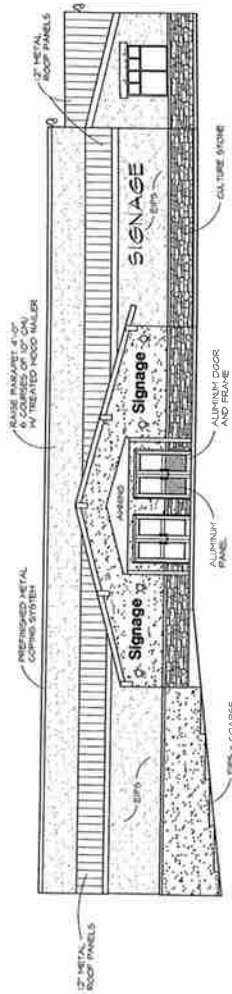
SCALE: 1/4" = 1'-0"

THERMALLY BROKEN ALUMINUM WINDOW FRAMES WITH 1" INSULATING GLASS



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



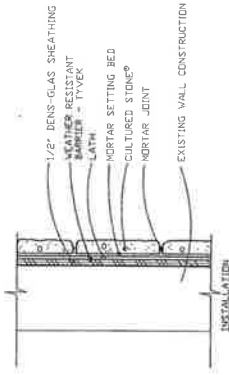
2 WEST ELEVATION

SCALE: 1/8" = 1'-0"

STRAIGHT SECTION

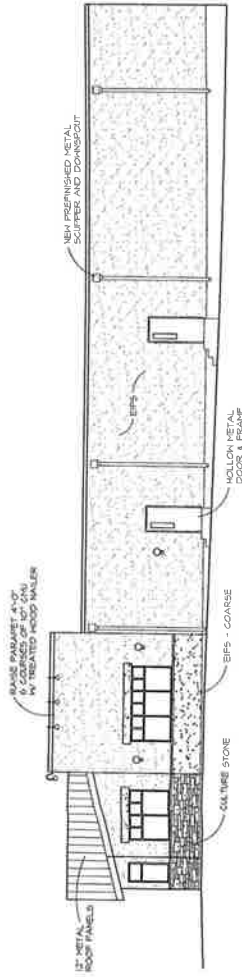
WATERTABLE @ WAINSCOT

SCALE: NONE



INSTALLATION OVER SHEATHING

SCALE: NONE



3 EAST ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit E
4846 East State Street
#20-LTAB-084

815 HOOKAH CITY CORP BUSINESS PLAN

I. EXECUTIVE SUMMARY

815 Hookah City Corp, (hereinafter "Business") is formed as a Illinois S-Corporation with an anticipated location at 4846 E. State Street, Rockford, Illinois 61108.

Business Description. The Business is organized as a S-Corporation formed and authorized under the laws of the State of Illinois, and will be led by Jamal Abedrabbo, who will serve as Owner.

Jamal Abedrabbo is a local entrepreneur that has successfully started businesses in the City of Rockford. He is committed to providing economic opportunities to further growth within our city. He is socially active in a wide range of activities, often times lending his facilities to special events and allowing use of automobiles from his auto dealership to deliver food and goods to those in need.

New Venue. This business will operate as follows:

Provide a common Indian and Middle Eastern cultural experience where patrons share shisha (flavored tobacco) from a communal hookah or from one placed at each table or a bar. The lounge will sell no other products other than shisha and rental of hookahs. Patrons must be at least 21 years of age to enter facility. Other than water, the lounge will provide no other beverage or food products. Patrons will be able to bring in their own drinks and food if they wish.

Today, potential patrons travel 90 minutes to the City of Chicago to enjoy this cultural experience on a weekly basis. This is not only a safety concerns as these have become weekly outings, but also deprives the City of Rockford the economic advantage of having this service enjoyed locally with money remaining in our city.

Exhibit F
4846 East State Street
#20-LTAB-084

II. BUSINESS SUMMARY

The business is a start-up business, providing clients with share shisha (flavored tobacco).

Industry Overview. In the United States, hookah lounges are often owned and operated by people from the Middle East where hookah is a centuries-old tradition. Our concept will incorporate such elements as Middle Eastern decor and music.

Hours of Operation. 5pm - 12am - 7 days a week

Building Layout. See attached drawing for Oneil's Restaurant & Bar dated 02/22/2007. The interior, as depicted in the drawing represents the final concept that will be incorporated into this new venue. However, extensive upgrades to existing structure will need to be made in order to bring it to the standards needed for a successful operations. The Business alone is prepared to put in excess of \$200,000 in renovations and upgrades.

Tobacco products will be sold from location known as Bar 2 on drawing K-1.

III. MARKETING SUMMARY

Target Markets. The main target markets for the business include:

- Middle Eastern Community
- Adults wanting to engage in a unique Indian and Middle Eastern cultural experience

The existing Middle Eastern community within Rockford is eager to have a local hookah lounge to enjoy this cultural experience versus having to travel to a different city. Initial marketing will be focused on spreading the word through the immigrant communities who would frequent this establishment as they do in their home country.

III. LOUNGE LOCATION

The proposed lounge will take over the establishment of a former restaurant and grill that has been vacant for years. Although the existing building has a layout which will require no modification, extensive renovation and upgrading will need to be done. In addition to these needed repairs, tenant will install a state-of-the-art commercial air filtration system throughout the facility.

The present state of the existing building is an eye sore for the City of Rockford. It has been vacant for a long time and has fallen into disrepair. Tenant, working with landlord, will upgrade the building to make it occupiable.

Please note that calls are subject to change as Calls for Service are submitted. Offenses represent the initial call: not the verified offense.

City of Rockford Police Department Calls for Service For 9/3/2018 to 9/3/2020



CFS Number	CFSDate	Time	Reported Offense (Non-Verified)	Location
18-121390	09/25/2018	15:41	7223 Building check (requested or officer initiated)	4846 E STATE ST
18-132937	10/22/2018	11:55	7332 Suspicious person	4846 E STATE ST
18-156640	12/18/2018	17:49	7252 Check for well-being	4846 E STATE ST
19-000158	01/01/2019	3:38	7252 Check for well-being	4846 E STATE ST
19-000931	01/03/2019	1:38	7977 Central Reporting Unit - DPR	4846 E STATE ST
19-006422	01/16/2019	17:16	7252 Check for well-being	4846 E STATE ST
19-007221	01/18/2019	12:44	7977 Central Reporting Unit - DPR	4846 E STATE ST
19-011205	01/29/2019	8:27	7252 Check for well-being	4846 E STATE ST
19-040452	04/10/2019	18:58	7223 Building check (requested or officer initiated)	4846 E STATE ST
19-049901	05/02/2019	20:20	1880 All of cannabis offenses	4846 E STATE ST
19-056371	05/17/2019	21:26	7390 Other Public Complaints	4846 E STATE ST
19-057218	05/19/2019	19:17	7980 911 Information	4846 E STATE ST
19-063185	06/01/2019	21:57	7332 Suspicious person	4846 E STATE ST
19-063206	06/01/2019	22:31	7981 Cellular 911 Hangup	4846 E STATE ST
19-063650	06/02/2019	21:43	7980 911 Information	4846 E STATE ST
19-067474	06/10/2019	19:30	7252 Check for well-being	4846 E STATE ST
19-105885	09/02/2019	12:06	7222 Open doors/windows	4846 E STATE ST
19-107504	09/05/2019	23:39	7252 Check for well-being	4846 E STATE ST
19-110900	09/13/2019	14:53	7980 911 Information	4846 E STATE ST

19

Please note that the Call for Service is specified for a property. Location is not specific to any person, place, or event. Call for service location is tied to the location to where the call was received.

Data obtained from NetRMS.
Produced: 9/4/2020 8:43:09AM

Exhibit G
4846 East State Street
#20-LTAB-084